

# Local Coastal Program

Planning Commission  
November 7, 2013



# Background



- Coastal Zone Management Act (1972)
- Proposition 20 (1972)
- Coastal Act (1976)
- Newport Beach LCP Certification
  - First Land Use Plan certified (1982)
  - Land Use Plan updated (1990)
  - Second Land Use Plan (CLUP) certified (2005)
  - CLUP updated (2009)

# Coastal Act



## ■ California Coastal Commission

- 12 voting members
- 4 ea. Governor, Senate Rules Committee, & Speaker of the Assembly
- 6 locally-elected officials, 6 public at-large
- (3 non-voting ex officio members)

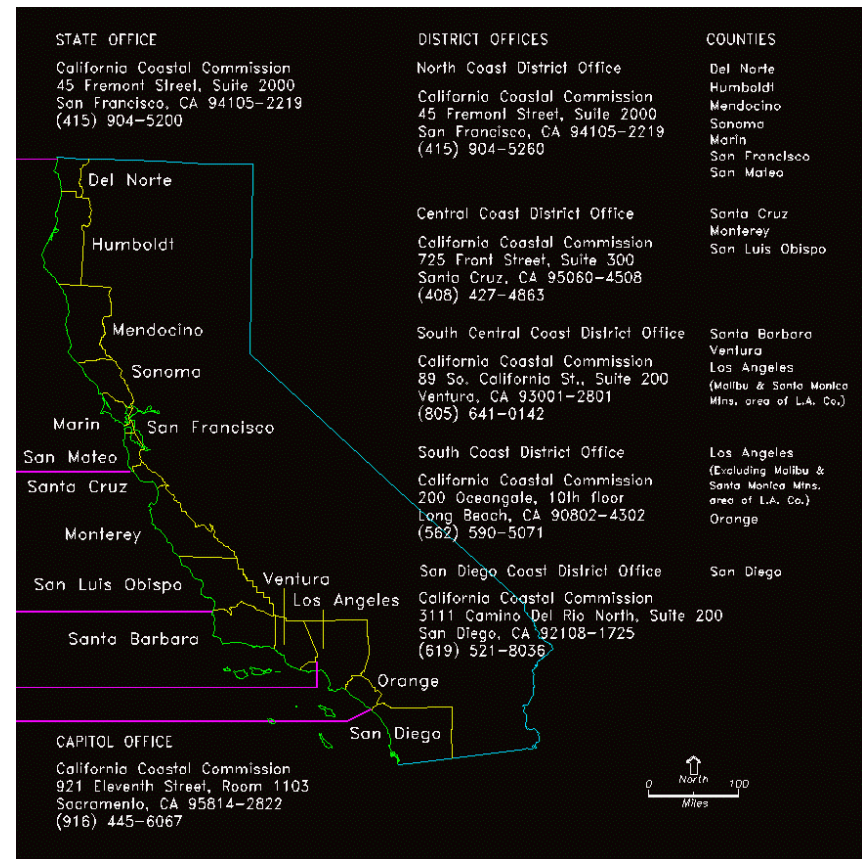
## ■ Goals

- Protect, maintain and enhance natural and artificial coastal resources
- Balance utilization and conservation of coastal resources
- Maximize public access and recreational opportunities
- Priority for coastal-dependent and coastal-related development

# CCC Administration



- Executive Director
  - Dr. Charles Lester
- South Coast District
  - Deputy Director for OC
    - Sherilyn Sarb
  - District Manager
    - Teresa Henry
  - OC Area Supervisor
    - Karl Schwing



# Coastal Zone



## ■ Land

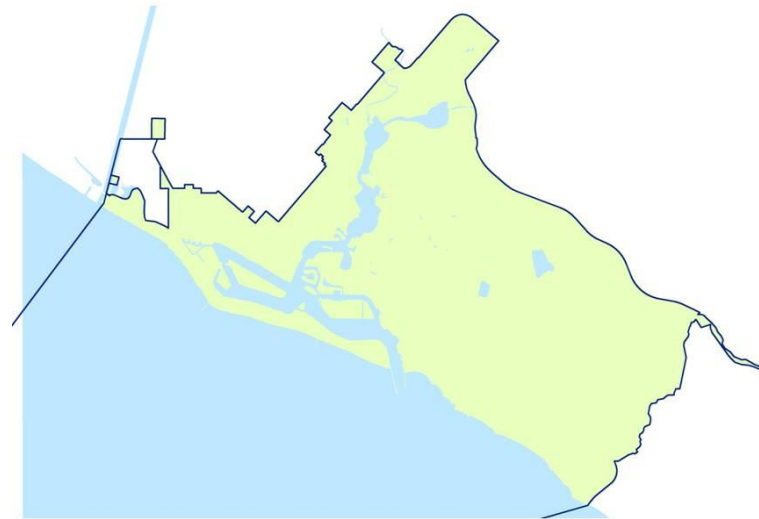
- 23.6 square miles in the City
- 12.5 sq. mi. in coastal zone
- 53/47 split

## ■ Water

- 23 square miles of ocean
- 1.25 square miles of bay
- 1.25 square miles of harbor
- 45 miles of shoreline

## ■ Development

- 21,300 dwelling units
- 4.7 million sq. ft. non-residential
- 2,699 hotel rooms



# Coastal Development Permits

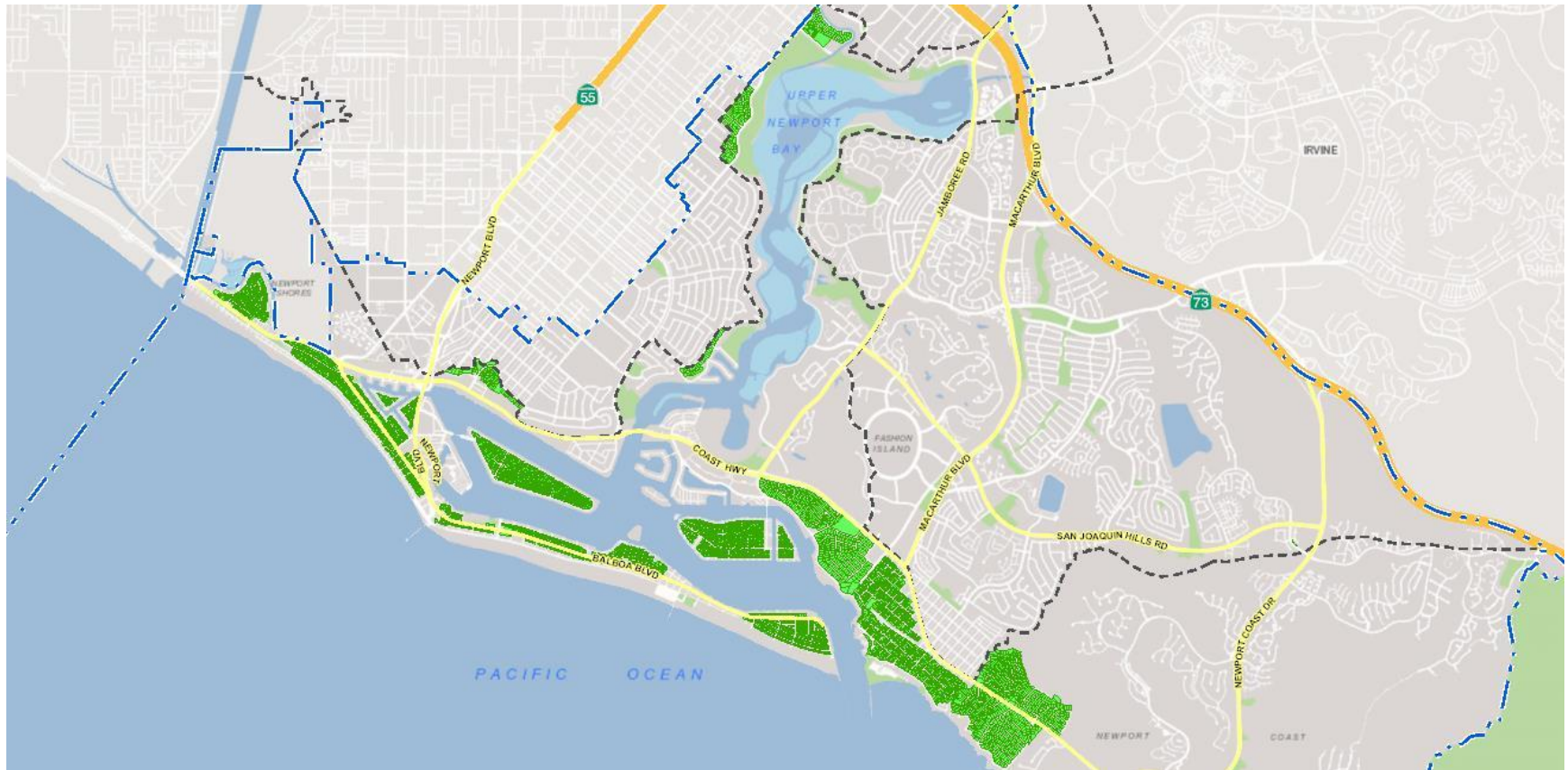


- **Definition of Development**
  - Erection of structures
  - Discharge/disposal of materials
  - Changes in density/intensity of land use
  - Subdivisions
  - Changes in intensity of and access to water
  - Construction, reconstruction, additions, demolition
  - Removal of vegetation
- **Approximately 70 AICs issued per year**
- **Exemptions**
  - Existing single family dwellings - “10% Rule” (floor area, height, building bulk)
  - Repair & maintenance
  - Temporary events (subject to CCC guidelines)
- **Categorical Exemptions**



- Categorical Exclusion Order
  - Adopted in 1977
  - Excludes one-unit and two-unit projects
    - Does not include first row of lots on the shoreline
    - Does not include Bay Shores Community
    - Max 1.5 FAR
    - Must conform to Zoning Code standards (c. 1977)
  - About 30-50 CEOs issued each year

# Cat Ex Map





# Post Certification



- CDP authority is delegated to the City
- CCC retains permit authority in certain specified areas
- CCC serves as an appellate authority in specified areas

# Post Certification

## CCC Permit Authority



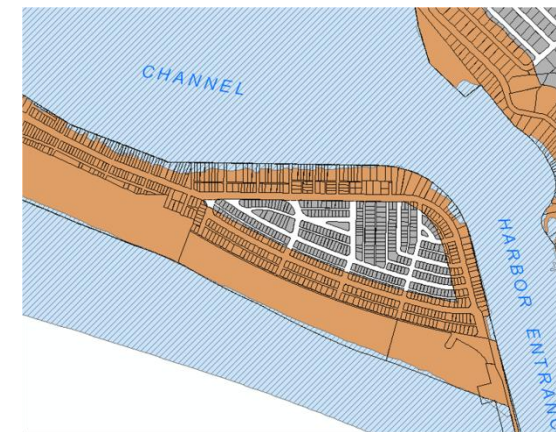
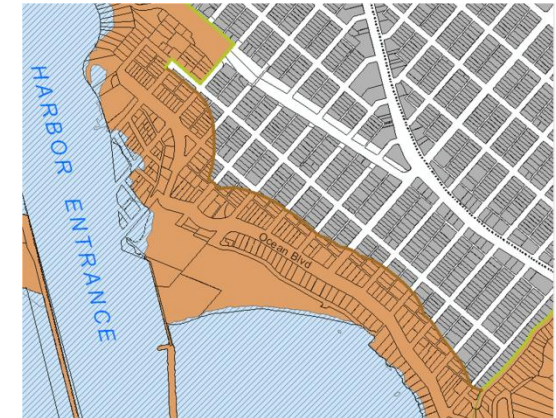
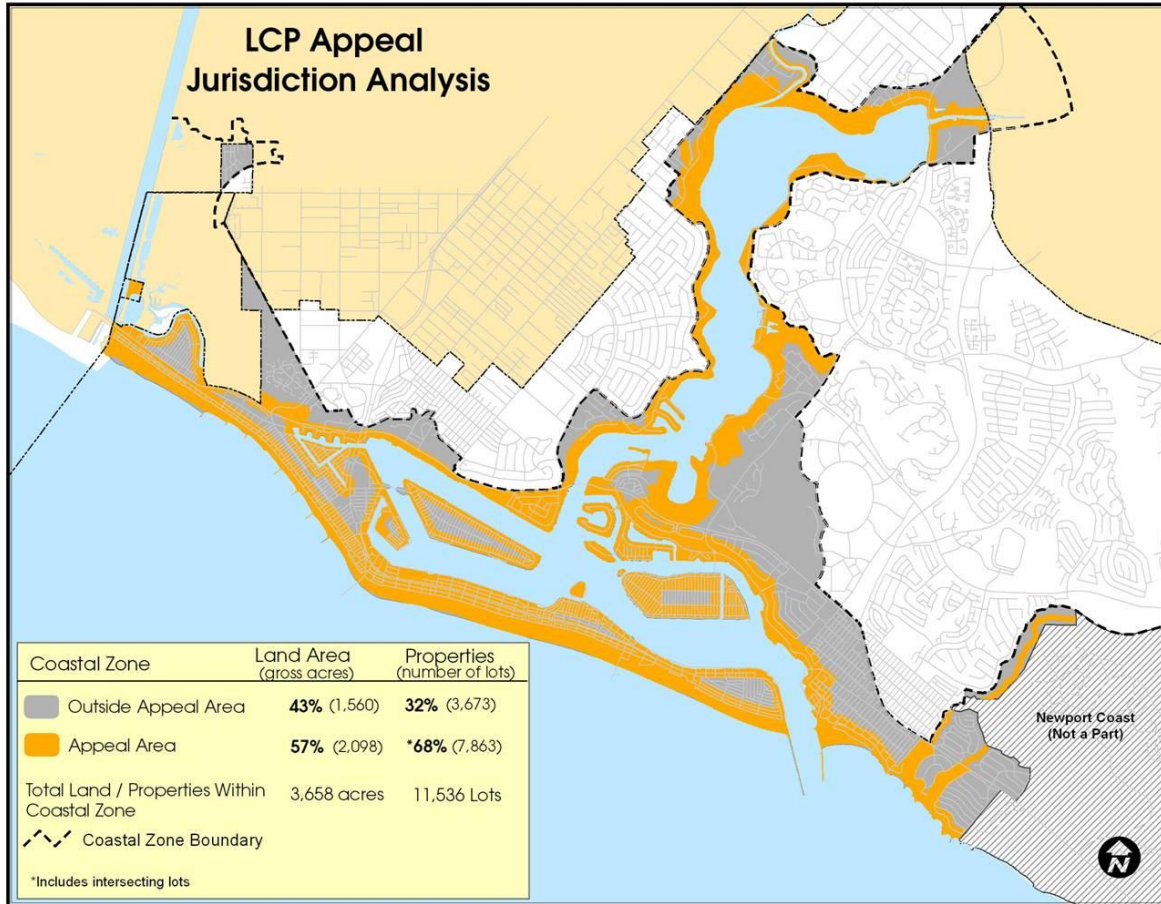
- Original Jurisdiction Areas
  - Submerged lands (below MLT line)
  - Tidelands (between MHT and MLT lines)
  - Other public trust lands (historic tidelands)\*
    - Newport Dunes
    - Balboa Bay Club
    - Beacon Bay
    - Marina Park
- Deferred Certification Areas
  - Newport Banning Ranch

# Post Certification Appeal Areas



- Lands between the sea and the designated first public road paralleling the sea
- 300 feet from inland extent of any beach or of the MHT line, whichever is greater
- 100 feet of streams and wetlands
- 300 feet of top of seaward face of coastal bluffs

# Appeal Areas

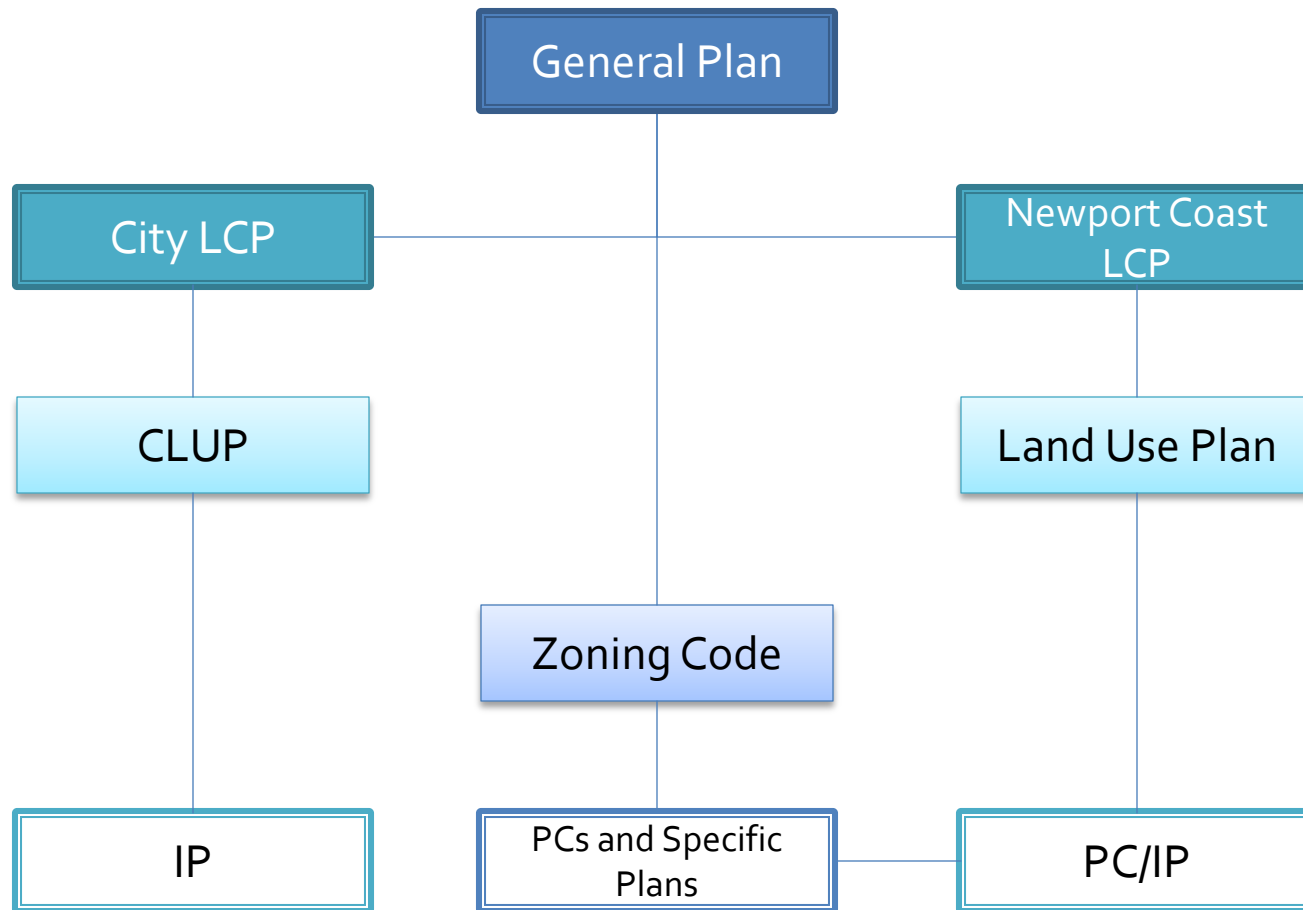


# Implementation Plan

Planning Commission  
November 7, 2013



# Organization





# IP Format



## Chapter 21.20 – Commercial Coastal Zoning Districts (CC, CG, CM, CN, CV, OG)

### Sections:

21.20.010	Purposes of Commercial Coastal Zoning Districts
21.20.020	Commercial Coastal Zoning Districts Land Uses
21.20.030	Commercial Coastal Zoning Districts General Development Standards

### 21.20.010 – Purposes of Commercial Coastal Zoning Districts

The purposes of the individual commercial coastal zoning districts and the manner in which they are applied are as follows:

- A. **CC (Commercial Corridor) Coastal Zoning District.** The CC Coastal Zoning District is intended to provide for areas appropriate for a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity.
- B. **CG (Commercial General) Coastal Zoning District.** The CG Coastal Zoning District is intended to provide for areas appropriate for a wide variety of commercial activities oriented primarily to serve Citywide or regional needs.
- C. **CM (Commercial Recreational and Marine) Coastal Zoning District.** The CM Coastal Zoning District is intended to provide for areas appropriate for commercial development on or near the waterfront that will encourage the continuation of coastal-dependent and coastal-related uses, maintain the marine theme and character, encourage mutually supportive businesses, encourage visitor-serving and recreational uses, and encourage physical and visual access to the bay on sites located on or near the bay.
- D. **CN (Commercial Neighborhood) Coastal Zoning District.** The CN Coastal Zoning District is intended to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area.
- E. **CV (Commercial Visitor-Serving) Coastal Zoning District.** The CV Coastal Zoning District is intended to provide for areas appropriate for accommodations, goods, and services intended to serve primarily visitors to the City.
- F. **OG (Office—General) Coastal Zoning District.** The OG Coastal Zoning District is intended to provide for areas appropriate for administrative, professional, and medical offices with limited accessory retail and service uses.
- G. **OM (Office—Medical) Zoning District.** The OM Coastal Zoning District is intended to provide for areas appropriate primarily for medical-related offices, other professional offices, retail, short-term convalescent and long-term care facilities, research labs, and similar uses.

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### 21.20.020 – Commercial Coastal Zoning Districts Land Uses

- A. **Allowed Land Uses.** Table 2-4 indicates the uses allowed within each coastal zoning district.
- B. **Prohibited Land Uses.** Any table cell with "—" means that the listed land use is prohibited in that specific coastal zoning district.
- C. **Applicable Regulations.** The last column in the tables ("Specific Use Regulations") may include a reference to additional regulations that apply to the use.

TABLE 2-4 ALLOWED USES	Commercial Coastal Zoning Districts								Specific Use Regulation
	A								
	Allowed — Not allowed *								
Land Use	CC	CG	CM	CN	CV	OG	OM		
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.									
Industry, Manufacturing and Processing, and Warehousing Uses									
Handcraft Industry	A	A	A	A	A	—	—		
Research and Development, General	—	—	—	—	—	A	A		
Research and Development, Restricted	—	—	—	—	—	A	A		
Recreation, Education, and Public Assembly Uses									
Assembly/Meeting Facilities	A	A	A	A	A	A	A		
Commercial Recreation and Entertainment	A	A	A	A	A	—	—		
Cultural Institutions	A	A	A	—	A	—	—		
Schools, Public and Private	—	A	A	A	A	A	—		
Retail Trade Uses									
Alcohol Sales (off-sale)	A	A	A	A	A	A	A		
Alcohol Sales (off-sale), Accessory Only	A	A	A	A	A	A	A		
Bulk merchandise	—	A	—	A	—	—	—		
Marine Rentals and Sales									
Boat Rentals and Sales	—	A	A	—	A	—	—		
Marine Retail Sales	A	A	A	—	A	—	—		
Retail Sales	A	A	A	A	—	A (1)	—		
Visitor-Serving Retail	A	—	—	—	A	—	—		
Service Uses—Business, Financial, Medical, and Professional									
ATM	A	A	A	A	A	A	A		

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# IP Content



- Part 1 – Applicability
  - Purpose, interpretation, maps
- Part 2 – Coastal Zoning Districts
  - Land uses and property development standards (including PCs)
- Part 3 – Site Planning and Development Standards
  - Parking, landscaping, signs, non-conformities
- Part 4 – Standards for Specific Uses
  - Harbor, beaches, public trust lands, ESHA
- Part 5 – Coastal Permit Procedures
  - Authority, procedures, exemptions, exclusions



# IP Content

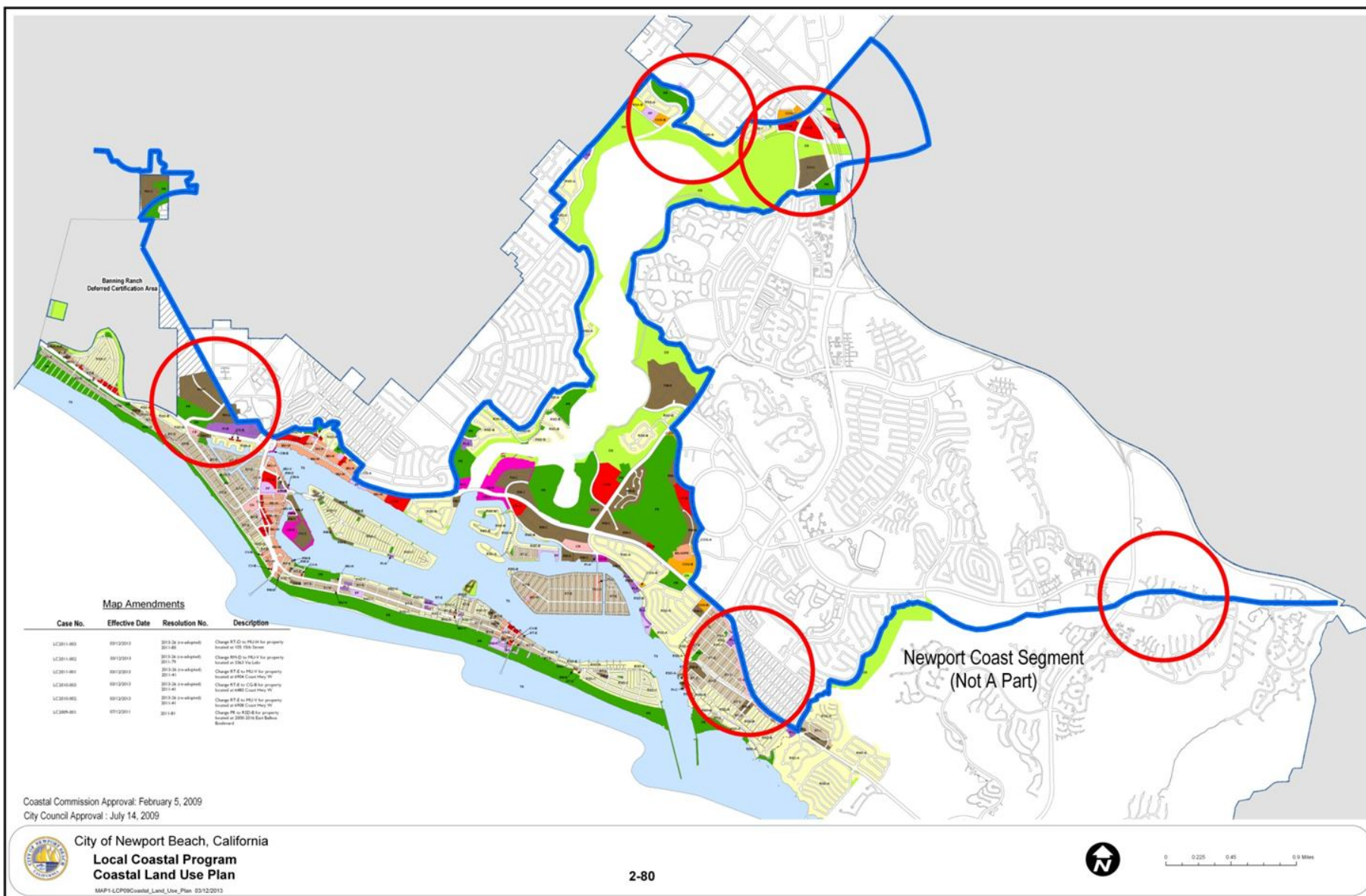


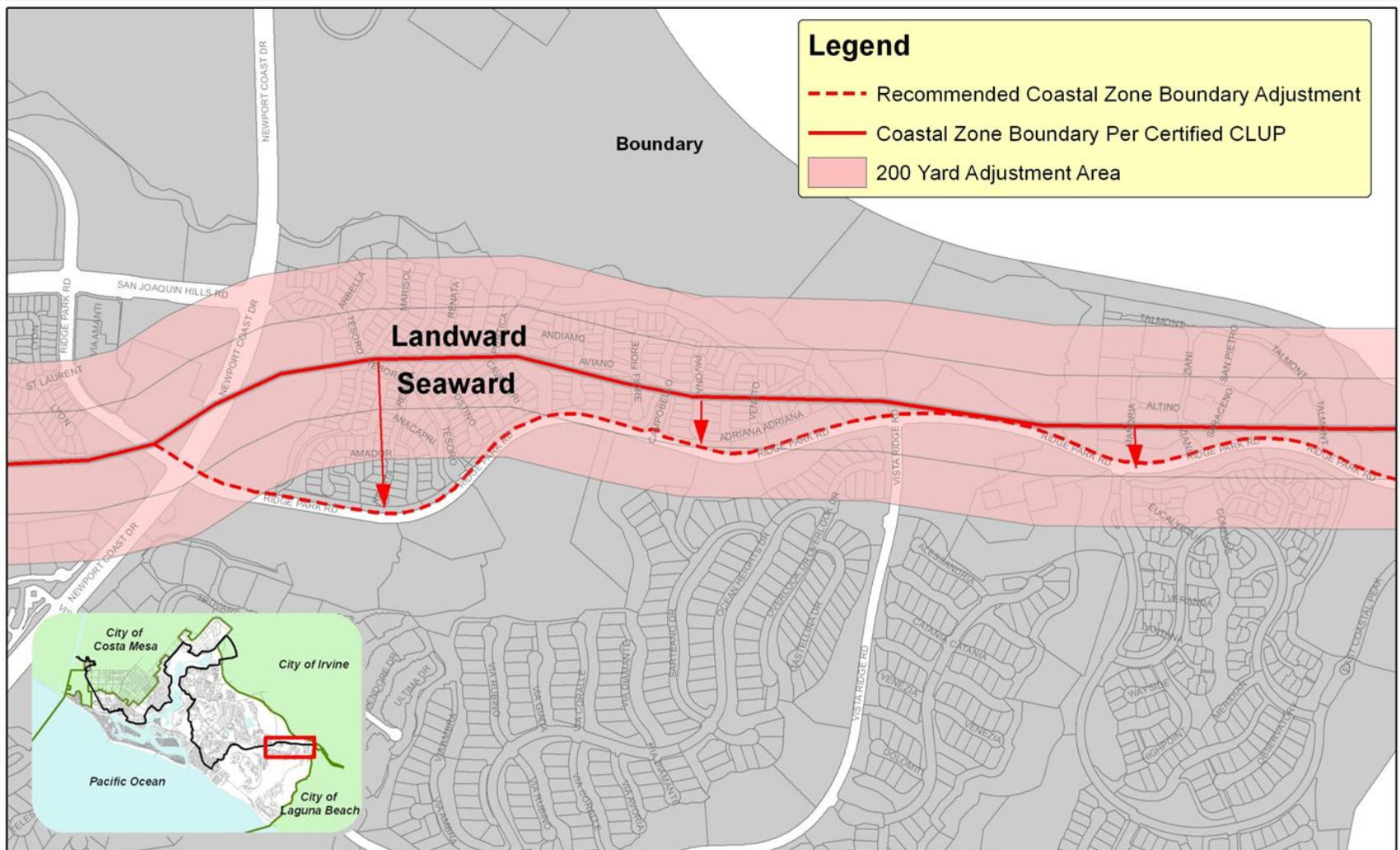
- Part 6 – Administration
  - Hearings, appeals, amendments, enforcement
- Part 7 – Definitions
  - Terms and phrases (including land uses)
- Part 8 – Maps and Site Plans
  - Zoning, height limits, setbacks, permit and appeal jurisdiction, PC site plans
- Part 9 – Specific Plans
  - Santa Ana Heights
- Part 10 – Appendices
  - Applicable guidelines and policies

# Coastal Zone Boundary

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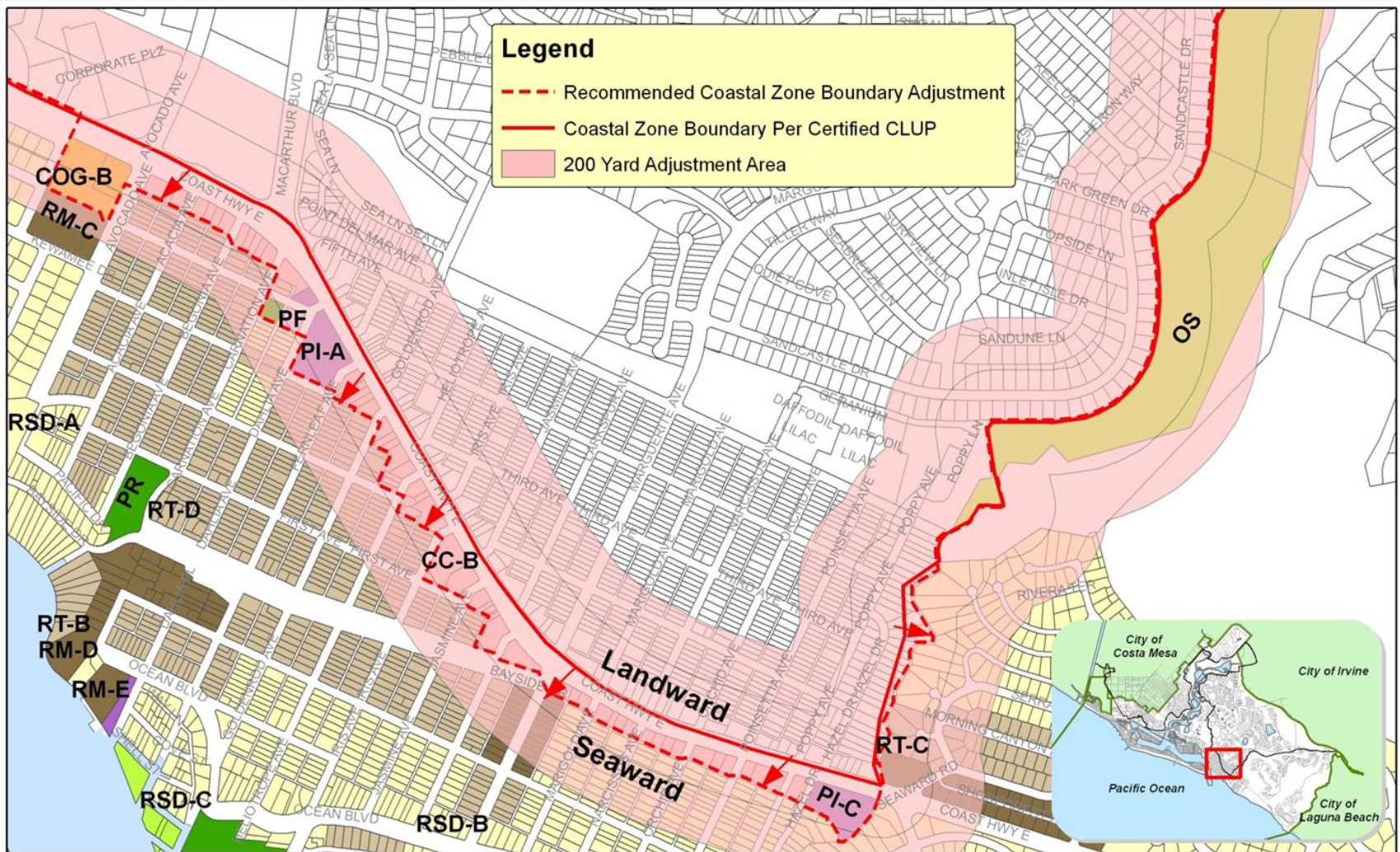
## Newport Coast Map 1

September 25, 2013



0 250 500 1,000  
Feet





# Corona del Mar Map 1A

September 25, 2013



0 250 500 1,000 Feet

# Coastal Bluffs & Canyons

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# Coastal Bluffs

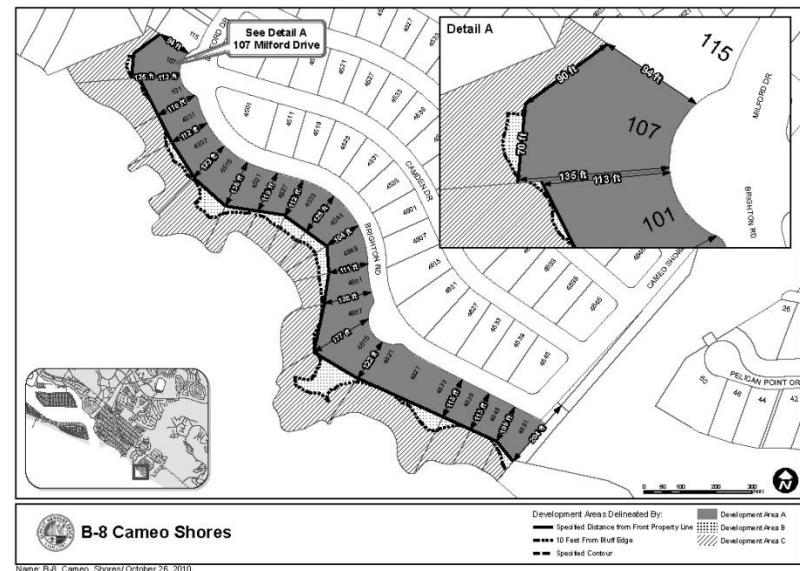


## ■ Bluff Overlay

- Area A
  - Principal & Accessory Structures
- Area B
  - Accessory Structures
- Area C
  - Limited Accessory Structures

## ■ CCC Comments

- Do not relate to CLUP policies
- Lines not guaranteed
- Area C too permissive









# Schedule

Planning Commission  
November 7, 2013



# Tentative Schedule



Task	Estimated Completion Date
Draft IP	
Administration/General Provisions	June 2013
Land Use Regulations	September 2013
Property Development Regulations	November 2013
Access and Resource Protection	February 2014
Community Workshops	March – April 2014
Notice of Intent/60 Day Review Period	May – June 2014
Finalize Draft IP	June – July 2014
Planning Commission Hearings	August – September 2014
City Council Hearings	October – November 2014
Submittal to Coastal Commission	December 2014
Deemed Complete	March 2015
Coastal Commission Staff Review	September 2015
Coastal Commission Hearings	October 2015
City Council Approval of Final IP	November 2015



For more information contact:

Patrick J. Alford, Planning Manager  
949-644-3235  
[PAIford@newportbeachca.gov](mailto:PAIford@newportbeachca.gov)  
[www.newportbeachca.gov](http://www.newportbeachca.gov)